

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS**  
**CIVIL DIVISION**

2015 DEC 7 PM 12 16

**ARVEST BANK**

BRENDA DESHIELDS  
CLERK AND RECORDER

**PLAINTIFF**

**vs.**

No. CV 2015-07150 BENTON COUNTY, AR:

**TED WRIGHT; SAUNDRA WRIGHT WARNKE,  
f/k/a SAUNDRA WRIGHT, a/k/a SANDRA WRIGHT;  
and JOHNNY WARNKE**

**DEFENDANTS**

**NOTICE OF COMMISSIONER'S SALE**

**NOTICE IS HEREBY GIVEN** that pursuant to the authority and directions contained in the Decree of Foreclosure of the Circuit Court of Benton County, Arkansas entered on the 30<sup>th</sup> day of November, 2015, between ARVEST BANK, plaintiff, and TED WRIGHT; SAUNDRA WRIGHT WARNKE, f/k/a SAUNDRA WRIGHT, a/k/a SANDRA WRIGHT; and JOHNNY WARNKE, defendants, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder at the entrance to the circuit clerk's office in the Benton County Courthouse, 102 N.E. "A" Street, Bentonville, Arkansas 72712, within the hours prescribed by law for judicial sales, on the 21<sup>st</sup> day of December, 2015, at 9:30 a.m., the following described real estate situated in Benton County, Arkansas:

PART OF THE NE ¼ OF THE NW ¼ OF SECTION 27, AND PART OF THE SE ¼ OF THE SW ¼ OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, SHOWN AS TRACT 1 IN PLAT RECORD 2003 AT PAGE 561, AND BEING MORE PRECISELY DESCRIBED AS FOLLOWS: STARTING AT THE NE CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 27; THENCE SOUTH 00°00'00" EAST 173.22

FEET; THENCE SOUTH 90°00'00" WEST 466.70 FEET; THENCE SOUTH 79°14'23" WEST 98.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 79°14'23" WEST 423.58 FEET; THENCE NORTH 20°08'45" WEST 267.26 FEET; THENCE NORTH 62°16'26" EAST 405.76 FEET; THENCE SOUTH 27°43'34" EAST 97.05 FEET; THENCE SOUTH 56°26'30" WEST 99.88 FEET; THENCE SOUTH 02°16'58" WEST 158.31 FEET; THENCE NORTH 60°38'41" EAST 57.11 FEET; THENCE NORTH 57°12'23" EAST 69.61 FEET; THENCE NORTH 54°19'47" EAST 60.04 FEET; THENCE SOUTH 12°38'10" EAST 7.19 FEET; THENCE SOUTH 12°38'11" EAST 158.84 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.772 ACRES, MORE OR LESS, BEING TRACT 1 ON PLAT BOOK 2003 AT PAGE 561, AND BEING SUBJECT TO A PROPOSED ACCESS EASEMENT AS SHOWN ON PLAT BOOK 2003 AT PAGE 561.

TERMS OF SALE: The purchaser will pay the full purchase price on the day of the sale or pay ten percent (10%) of the purchase price, non-refundable, with the balance due to the Commissioner, together with ten percent (10%) interest per annum from the date of the sale until fully paid, within three (3) months from the date of the sale. Prior to the commencement of bidding, any individual who shall desire to bid on the real estate shall inform the Commissioner that he will pay the full purchase price of the real estate in cash or he shall present a letter of credit or a bond as required by law to the Commissioner and shall receive pre-approval by the Commissioner to secure the payment of the remainder of the purchase price within three (3) months from the date of the sale. A lien shall be retained on the premises sold to secure the payment of the purchase price until the balance is paid in full. The property shall be sold "as is", without warranty of any kind. The purchaser shall be responsible for the costs of the sale, including the Commissioner's fee and recording fee, as well as for any unpaid real estate taxes.

Given under my hand this 7<sup>th</sup> day of December, 2015.



Brenda DeShields  
Brenda DeShields  
Commissioner in Circuit Court